

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 28a Matthews Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,500,000

### Median sale price

Median price \$1,427,000 Property Type Townhouse Suburb Bentleigh East

Period - From 22/10/2023 to 21/10/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9a Bellevue Rd BENTLEIGH EAST 3165	\$1,480,000	14/09/2024
2	14b Bessie St BENTLEIGH EAST 3165	\$1,620,000	25/08/2024
3	86a Beddoe Av BENTLEIGH EAST 3165	\$1,520,000	22/05/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/10/2024 09:50



4   3   1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,450,000 - \$1,500,000  
**Median Townhouse Price**  
22/10/2023 - 21/10/2024: \$1,427,000

## Comparable Properties



**9a Bellevue Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   3   1

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** Townhouse (Res)



**14b Bessie St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   3   2

**Price:** \$1,620,000

**Method:** Private Sale

**Date:** 25/08/2024

**Property Type:** Townhouse (Single)



**86a Beddoe Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,520,000

**Method:** Sold Before Auction

**Date:** 22/05/2024

**Property Type:** Townhouse (Res)

**Land Size:** 295 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604